



DEPARTMENT OF PLANNING AND BUILDING

Monthly Activity Report

May 2009

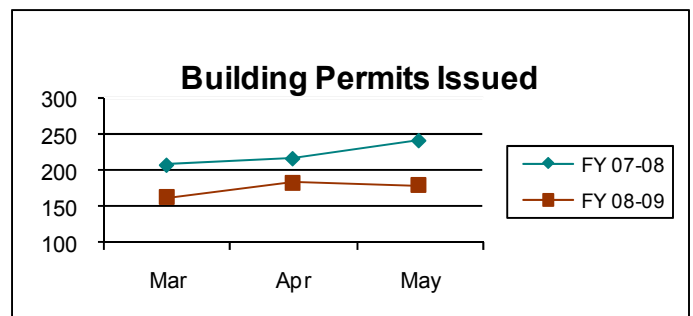
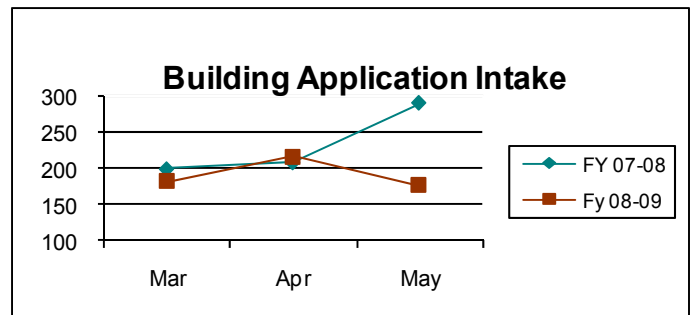
Monthly statistics at a glance

Building Permit Activity

Building permit application intake continues to decrease substantially from this time last year. The only increases have been in applications for commercial additions / alterations.

We continue to expect to see new applications reflect more additions and remodels in both commercial and residential projects. Applications for new single family dwellings have slowed significantly, as have multi-family applications.

Both the credit and housing markets are creating a slow-down in construction activity in the County. This is not expected to change in the near future.

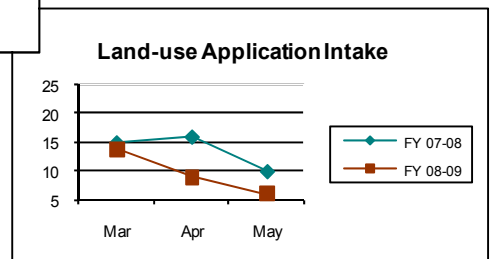
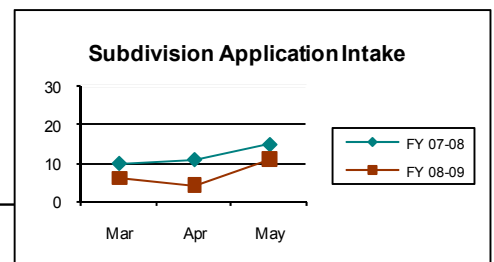
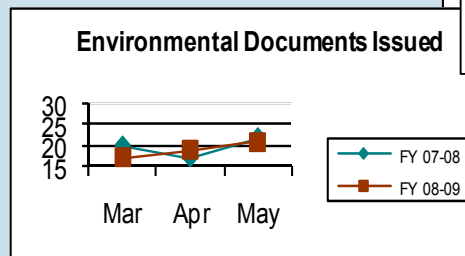


Land Use Permit Activity

Overall, the number of new applications continues to decrease from this time last year. However, a number of larger projects have been submitted and this is keeping workload steady.

Although land division applications are down, land use permit applications have been increasing. These range from simple Coastal Minor Use Permits to more complicated Conditional Use Permits.

In general, land use activity has seen a slow-down due to both the housing and credit markets. This decrease is somewhat less than what we have seen in construction activity.



May 2009

Building Permit Activity

BUILDING PERMITS ISSUED	This Month	Same Month Last Year	F/Y 08/09 to Date	F/Y 07/08 to Date	% Increase (Decrease)
Single-Family	16	50	236 (236 DU*)	357 (DU)	(34%)
Multi-Family	6	6	17 (63 DU)	27 (148 DU)	(37%)
Commercial/Public	8	11	64 (2 DUMU)	94 (6 DUMU)	(32%)
Residential Adds/Alts	42	47	411	564	(28%)
Commercial Adds/Alts	13	5	121	92	32%
Grading	8	11	78	93	(16%)
Demolitions	3	10	92 (61 DU)	110 (108 DU)	(16%)
Miscellaneous	83	102	1,015	1,040	(0.02%)
TOTAL PERMITS ISSUED	179	242	2,034	2,377	(14%)
ISSUED PERMIT VALUATION	This Month	Same Month Last Year	F/Y 08/09 to Date	F/Y 07/08 to Date	%Increase (Decrease)
Single-Family	4,118,723	10,702,804	47,801,603	74,648,861	(36%)
Multi-Family	6,508,626	8,139,849	17,034,177	17,034,177	(52%)
Commercial/Public	16,389,909	2,916,101	29,158,385	26,413,872	(10%)
Residential Adds/Alts	1,449,577	1,706,914	11,698,990	16,167,650	(28%)
Commercial Adds/Alts	1,347,944	107,025	8,145,450	5,431,657	50%
Demolitions	5,675	17,999	786,047	113,011	549%
Miscellaneous	12,233,106	1,349,288	34,706,357	10,940,382	217%
TOTAL VALUATION	42,053,614	22,849,798	140,436,681	150,749,610	(7%)
BUILDING APPLICATION INTAKE	This Month	Same Month Last Year	F/Y 08/09 to Date	F/Y 07/08 to Date	% Increase (Decrease)
Single-Family	13	62	161 (161 DU)	485 (DU)	(133)%
Multi-Family	0	1	13 (4 DU)	17 (228 DU)	(23%)
Commercial/Public	5	6	75 (2 DUMU)	112 32 DUMU)	(33%)
Residential Adds/Alts	48	58	465	593	(21%)
Commercial Adds/Alts	5	10	110	117	(6%)
Demolitions	4	16	93 (58 DU)	126 (113 DU)	(26%)
Grading	10	15	81	132	(39%)
Miscellaneous	91	122	1,094	1,216	(10%)
TOTAL APPLICATION INTAKE	176	290	2,092	2,798	(25)%
BUILDING PERMITS FINAL	This Month	Same Month Last Year	F/Y 08/09 to Date	F/Y 07/08 to Date	% Increase (Decrease)
Single-Family	32	53	485 (DU)	689 (DU)	(30%)
Multi-Family	1	4	23 (64 DU)	25 (42 DU)	(8%)
Commercial/Public	9	9	91 (6 DUMU)	97 (7 DUMU)	(6%)
Residential Adds/Alts	35	74	525	659	(20%)
Commercial Adds/Alts	9	11	137	103	33%
Demolitions	13	7	104 (70 DU)	111 (80 DU)	(6%)
Grading	8	12	141	187	(24%)
Miscellaneous	83	130	1,204	1,412	(15%)
TOTAL PERMITS FINAL	190	300	2,710	3,283	(17%)

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Public Contact

Client Contacts:	This Month	Same Month Last Year	F/Y 08/09 to Date	F/Y 07/08 to Date	% Increase (Decrease)
Appointments	62	40	585	745	(21%)
Walk-In Clients	1,232	1,090	12,524	14,360	(13%)
Letters, Emails, Etc	317	409	3,645	4,342	(16%)
Pre-Application Meetings	4	12	58	122	(52%)
Public Information Phone Calls Returned	716	675	6,867	7,082	(3%)

Website Public Information Services

Average Website Hits Per Day:	This Month	Same Month Last Year	F/Y 08/09 to Date	F/Y 07/08 to Date	% Increase (Decrease)
GIS Inter-Active Website	138	260	143	108	32%

Building Workload

Building Activity:	This Month	Same Month Last Year	F/Y 08/09 to Date	F/Y 07/08 to Date	% Increase (Decrease)
Number of Inspection Stops	1,051	459	4,855	5,163	(6%)
Number of Plan Checks Completed	446	459	4,855	5,163	(6%)
Automated Inspection Scheduling	750	1,155	10,106	14,031	(28%)
Average Processing Time	4 weeks	7 weeks	5 weeks	7 weeks	(31%)
Fast Track to First Review	10 days	14 days	11 days	14 days	(23%)

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Environmental Documents Summary

	This Month	Same Month Last Year	F/Y 08/09 to Date	F/Y 07/08 to Date	% Increase (Decrease)
Private Projects:					
Negative Declarations/Mitigated Negative Declarations	6	10	94	100	(6%)
Exemptions (Categorical and General Rule)	13	5	96	140	(31%)
County Projects:					
Negative Declarations/Mitigated Negative Declarations	1	1	6	19	(68%)
Exemptions (Categorical and General Rule)	1	0	2	5	(60%)
EIR's in process	31	NA*	31	NA*	NA*

Appeals Received

	This Month	Same Month Last Year	F/& 08/09 to Date	F/Y 07/08 to Date	% Increase (Decrease)
Negative Declaration	0	9	12	22	45
Planning Commission Decisions	0	1	10	9	11%
Subdivision Review Board Decisions	2	0	4	3	33%
Hearing Officer Decisions (PDH)	0	0	7	5	40%

Code Enforcement Case Summary

	This Month	Same Month Last Year	F/Y 08/09 to Date	F/Y 07/08 to Date	% Increase (Decrease)
Cases Initiated	NA	NA	396	101	NA
Cases Closed	NA	NA	289	76	NA
Average Time to Resolve	NA	NA	127 days	130 days	NA
% of Proactive Cases	NA	NA	55%	8%	NA
Vehicles Towed	NA	NA	25	9	NA
Vehicle Inspections	NA	NA	117	49	NA
Notice of Violation	16	9	110	184	(40%)

* NA = Not Available

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Planning Application Submittals

New Applications Submitted:	This Month	Same Month Last Year	F/Y 08/09 to Date	F/Y 07/08 to Date	% Increase (Decrease)
Ag Preserves	0	1	0	4	(100%)
General Plan/Ordinance Amendments	0	0	4	3	33%
LAFCo Referrals	0	0	1	0	100%
Conditional Use Permits/Development Plans	0	2	24	21	14%
Minor Use Permits	8	13	102	120	(15%)
Variances	0	0	1	3	(67%)
Site Plans	0	0	4	0	400%
Curb, Gutter & Sidewalk Waivers	1	1	5	4	25%
Grading Permits (for Environmental Review)	2	4	26	74	(65%)
Tract Maps	0	2	2	8	(75%)
Tract Maps/Conditional Use Permits/Development Plans	0	0	7	4	(75%)
Parcel Maps	0	0	10	15	(33%)
Parcel Maps/Conditional Use Permits/Development Plans	0	0	2	2	0%
Receiving Site/Map	0	0	1	2	(50%)
Lot Line Adjustment	2	3	15	26	(42)%
Road Exception Request	0	0	0	0	0%
Public Lots	0	1	1	3	(67%)
Certificates of Compliance/Conditional Certs	1	1	10	24	(58%)
Voluntary Mergers	1	4	24	83	(71%)
Road Naming	0	2	5	13	(62%)
Road Abandonment	1	0	2	2	0%
TOTAL NEW APPLICATIONS	16	34	246	411	(40%)

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Planning Public Hearings Appearance Summary

	This Month	Same Month Last Year	F/Y 08/09 to Date	F/Y 07/08 to Date	% Increase (Decrease)
Board of Supervisors — Total	7	16	169	163	4%
General Plan/Ordinance Amendments	3	4	36	26	38%
Agricultural Preserves	0	0	32	15	113%
Appeals	0	4	36	32	13%
Other Items	1	1	23	19	21%
Consent Items	3	7	42	71	(41%)
Planning Commission — Total	6	16	107	140	(24%)
Conditional Use Permit/Dev Plans	4	1	32	23	39%
Minor Use Permits	0	0	1	1	0%
Variances	0	1	6	7	(14%)
Tract Maps	0	2	18	9	100%
General Plan/Ordinance Amendments	1	3	8	30	(73%)
Appeal	1	0	5	4	25%
Consent Items (time ext, GP conformity re- ports, AG Preserves)	0	9	37	66	(44%)
Subdivision Review Board — Total	5	6	43	89	(52%)
Parcel Maps	4	3	14	32	(56%)
Lot Line Adjustments—Coastal	1	3	10	7	43%
Conditional Certificates	0	0	4	6	(33%)
Consent Items (time ext, public lots)	0	9	15	44	(66%)
Planning Department Hearings — Total	10	14	107	150	(29%)
Minor Use Permits:					
Residential Single Family	3	1	11	28	(61%)
Residential Additions	3	6	24	25	(4%)
Residential Multi Family	0	0	0	2	(100%)
Commercial/Industrial/Office	0	0	8	20	(60%)
Miscellaneous	1	5	42	44	(5%)
Road Names	0	0	3	9	(67%)
Lot Line Adjustments—Inland	3	2	18	20	(10%)
Appeal of Admin Fine	0	0	1	2	(50%)
Airport Land Use Commission — Total	0	1	10	6	67%
Projects Reviews	0	1	10	6	67%
TOTAL ALL PROJECTS	28	53	436	548	(20%)